



11

Flint | CH6 5TW

£300,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT



11

Flint || CH6 5TW

A beautifully presented 4 bedroom, detached house offering a perfect blend of comfort and modern living. As you enter the home, you are greeted by an inviting contemporary atmosphere, perfect for both relaxation, family living and entertaining. The well-proportioned living spaces provide ample room for family gatherings or quiet evenings in. The layout is thoughtfully designed to maximise natural light, creating a bright and airy feel throughout. The 4 bedrooms are generously sized, offering plenty of space for all the family. The exterior of the property boasts a lovely very private rear garden, perfect for outdoor activities or simply enjoying the fresh air. The detached nature of the house provides added privacy, making it ideal for those looking to escape the hustle and bustle of everyday life.

Located on the outskirts of Flint, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities. In summary, this four-bedroom detached house is a wonderful opportunity for those seeking a family home in an accessible location. With its spacious interiors and lovely outdoor space, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming property your new home. The property briefly comprises: Hallway, Lounge, Snug, Conservatory, Kitchen, Utility and Downstairs toilet to the ground floor with 4 bedrooms, en-suite and family bathroom to the first floor. Driveway and Garage with electric door plus front and back gardens

- DELIGHTFUL, DECEPTIVELY SPACIOUS, 4 BEDROOM DETACHED HOUSE
- IMPRESSIVE, CONTEMPORARY FINISH THROUGHOUT
- 4 GENEROUS BEDROOMS, EN-SUITE AND FAMILY BATHROOM
- LOUNGE, SNUG AND CONSERVATORY
- PRIVATE REAR GARDEN, DRIVEWAY & GARAGE WITH ELECTRIC DOOR
- MODERN KITCHEN, RECENTLY FITTED BATHROOM
- VIEWING HIGHLY RECOMMENDED



**Hallway**

Entered from the driveway, door to the lounge, laminate flooring

**Lounge**

Stunning, contemporary living room with fabulous media wall which includes shelving, space for the television and a feature electric fire. Carpeted flooring, door to the snug and inner hallway

**Snug/inner hallway**

With double glazed doors to the conservatory, a lovely family area with immediate access to the kitchen. Stairs to the first floor. Laminate flooring

**Conservatory**

A traditional style conservatory with French doors to the garden, fan the ceiling, tiled flooring.

**Kitchen**

Lovely bright kitchen, with modern range of white gloss wall, base and drawer units. Integral double oven, gas hob, dishwasher, wine fridge plus overhead extractor. 1.25 white sink and drainer, tap with pull out spray beneath the window overlooking the garden. Opening to the utility area

**Utility**

Space for fridge/freezer, floor to ceiling cupboard with second small cupboard over the fridge. External door to the side of the house, door into the downstairs toilet.

**Downstairs toilet**

Modern toilet and wash hand basin, dado rail, window to the side elevation, sloped ceiling.

**Principal Bedroom**

Lovely light King sized bedroom with wall of mirrored built in wardrobes. Two windows to the front elevation. Carpeted flooring

**En-Suite**

Modern shower room with shower with folding door, mains overhead and hand held showers. Wash hand basin with vanity beneath and toilet. Tiled walls and laminate flooring. Window to the side elevation.

**Bedroom 2**

Generous double bedroom, with window to the front elevation, carpeted flooring.

**Bedroom 3**

Double bedroom with window to the rear elevation, carpeted flooring.

**Bedroom 4**

Large single, small double bedroom L shaped.

**Family Bathroom**

Remodelled last year. Modern white suite with brass fittings, comprising: Bath with shower over and screen, toilet, wash hand basin with vanity unit beneath, fully tiled, window to the side

**Landing**

Spacious L shaped landing with window at the turn of the stairs. Doors to the 4 bedrooms and family bathroom. Storage cupboard with shelving.

**Driveway and Garage**

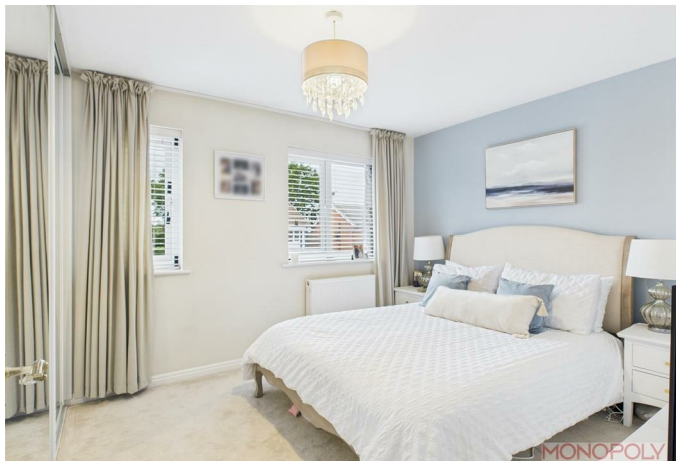
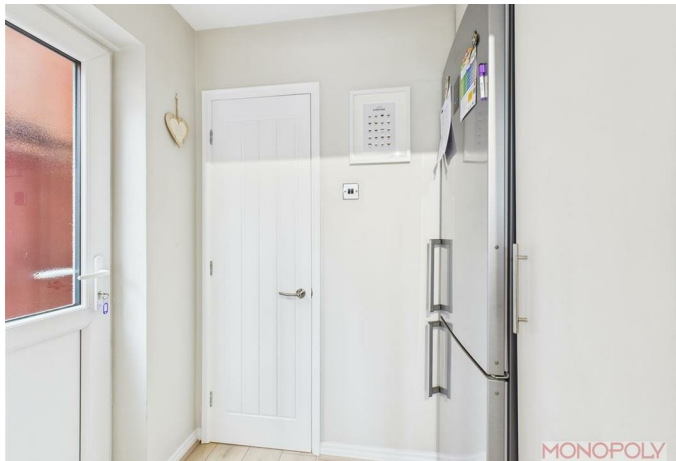
Brick paved driveway for 2 cars leading to the single integral garage which has an electric up and over door. The garage has built in units plus plumbing and electric for the washing machine and tumble dryer. Wall mounted gas boiler.

**Rear Garden**

Very private garden as any properties to the rear are lower, so their windows are below fence height. Astro turfed lawn area with the remaining garden being block paved. Timber fences to all sides.







**Additional Information**

Electric car charger included...The current owners recently fitted new blinds and carpets throughout, they leaving all the blinds and curtains, except the curtains on the landing and in the snug...

**IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

**MATERIAL INFORMATION**

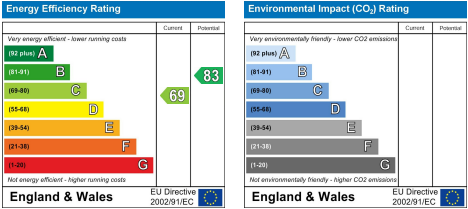
You can find additional information about the property in the web links, such as title plan, full epc etc.







MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.











Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT

**MONOPOLY**  
BUY ■ SELL ■ RENT